



APPLICATION OVERVIEW

CONDITIONAL USE REVIEW (§ 5.4) & SITE PLAN REVIEW (§ 5.3)

DRB DOCKET #:	DRB-20-11
APPLICANT(S):	Nathan Goldman
LANDOWNER(S):	Robert & Elizabeth Linde
CONSULTANT(S):	Unknown
PROPERTY ADDRESS (PARCEL ID CODE):	68 Pleasant Valley Road (PV068)
ZONING DISTRICT(S):	Water Conservation District
INITIAL FILING DATE:	Saturday, September 5, 2020
APPLICATION COMPLETION DATE:	Friday, September 18, 2020
SCHEDULED HEARING DATE:	Monday, October 5, 2020
PROJECT DESCRIPTION:	The Applicant is seeking approval for an entry porch which is within the property's front setback.
MOST RELEVANT ULUDR SECTIONS:	§ 5.3 (Site Plan Review); § 5.4 (Conditional Use Review; and § 5.5 (Waivers & Variances)
REASON FOR CONDITIONAL USE REVIEW:	The construction of a structure within the property's setback requirements necessitates either a dimensional waiver (§ 5.5.B) or a variance (§ 5.5.C). See Exhibits I & K for a depiction of the proposed structure within the setback requirements.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 DOES NOT APPLY .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none">• State permitting does not appear to be required.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none">• The Board should evaluate if reasonable alternatives exist (§§ 3.7, 3.9 & 5.5.B.4.a).• The variance regulations do not appear to apply; however, should they need to, the variance criteria under Section 5.5.C shall be applied.